

Ref: MBM 1605-0005

12<sup>th</sup> December, 2019

Touchstone Partners Pty Ltd  
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Sydney NSW 2000

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ABN 74 099 962 231

**Attention: Tracy Hoven**

Dear Tracy,

**Re: Proposed Mixed Use Development – 338 Pitt Street, Sydney**

Further to the completion of our feasibility cost planning exercise for the above project work, we confirm that the estimated Capital Investment Value for the redevelopment is approximately:

**Seven Hundred Twenty-Six Million Eight Hundred Fifty-Four Thousand Nine Hundred Seventy-Five Dollars (\$726,854,975) Excluding GST.**

**This estimate is based on the Concept Design as formulated by the Project Architect; FJMT and our attached Concept Design Cost Plan dated December 2019 which is inclusive of:**

- Demolition
- Building and Construction Works
- FF&E
- Preliminaries & Builder's Overhead & Margin
- Authority Fees
- Professional Fees

The cost estimates are based on current costs and exclude Goods & Services Tax (GST).

The definition of Capital Investment Value is as per the NSW Environmental Planning and Assessment regulation 2000 and amended by Planning Circular PS10-008 issued 10<sup>th</sup> May 2010.

Estimate of Job Creation during construction:

MBMpl estimate 3090 jobs will be created by the future development during construction as per the following calculation:

$\$1,000,000 \times 50\% = \$500,000$  (labour cost)

$\$500,000 / \$70 \text{ per hr} = 7,142 \text{ hrs}$

$7,142 \text{ hours} / 1,680 \text{ hrs (1 person works 40hrs x 42 weeks per annum)}$

$= 4.25 \text{ jobs per million dollars}$

$4.25 \text{ jobs} \times \$727 \text{ million} = 3090 \text{ jobs}$

Estimate of Job Creation during operation:

MBMpl have been advised by the Client that an estimated 750 jobs will be created after completion of the development.

Should you have any queries or require further information please do not hesitate to contact me.

Yours faithfully,  
**MBMpl Pty Ltd**

A handwritten signature in dark ink, appearing to read 'David Madden', with a stylized, cursive script.

**David Madden**

Founding Director

# COST PLAN



## 338 Pitt St Development

CIV Estimate-2

Hans Sydney Pty Ltd

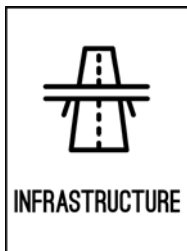
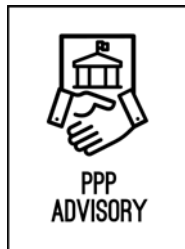
1605-001 | 12/12/2019



# 338 Pitt St Development

Hans Sydney Pty Ltd

CIV Estimate-2



Project Number: 1605-001 Reviewed By: David Madden Prepared By: Gary Tayfield

Document Title Issued To: Issue Date:

CIV Estimate 2 Touchstone Pty Ltd 12/12/2019



# SUMMARY



Client: Hans Sydney Pty Ltd  
Project: 338 Pitt St Development

Details: CIV Estimate-2  
1605-001  
Date - 12/12/2019

Code	Description	Page	% of Cost	Cost/m2	Total
1	General	4			0
2	Demolition	6	2.50		18,154,500
3	Basement	6	5.72		41,561,500
4	Hotel (Ground To Level 17)	7	12.89		93,719,291
5	Sky Bridge (Level 32 to 36) -Hotel	7	4.42		32,130,350
6	Residential (Ground to Level 80)	8	44.42		322,869,010
7	Sky Bridge (Level 34- Residential swimming pool)	8	0.72		5,261,200
8	Retail	8	2.80		20,383,700
9	Services Infrastructure	9	0.69		5,000,000
10	<b>SUB-TOTAL</b>		74.17		<b>539,079,551</b>
11	Preliminaries & Margin (23%)		17.06		123,988,297
12	<b>TOTAL CONSTRUCTION COST (Excl GST)</b>		91.22		<b>663,067,848</b>
13	Professional Fees (8%)		7.30		53,045,428
14	Authority Fees (1.5%)		1.48		10,741,699
15	<b>TOTAL PROJECT COST (Excl GST)</b>		100.00		<b>726,854,975</b>

**Project Total (excl GST): 726,854,975**

# REPORT DETAILS



Client: Hans Sydney Pty Ltd  
Project: 338 Pitt St Development

Details: CIV Estimate-2  
1605-001  
Date - 12/12/2019

Code	Description	Quantity	Unit	Rate	Amount
<b>1</b>	<b>General</b>				
1.1	<b>CIV Estimate 2</b>				
1.2					
1.3	FOR				
1.4					
1.5	<b>TOUCHSTONE PARTNERS PTY LTD</b>				
1.6					
1.7	<i>Prepared by: Gary Tayfield</i>				
1.8	<i>Reviewed by: David Madden</i>				
1.9					
1.10	<b>Document Issue Schedule</b>				
1.11					
1.12	<i>CIV Estimate 2 - Issued 12 December 2019</i>				
1.13					
1.14	<b>INTRODUCTION</b>				
1.15	<i>This cost estimate has been developed to determine the estimated project cost of the proposed project for Hans at 338 Pitt Street, Sydney</i>		note		
1.16	<i>This cost estimate is based on our professional opinion and the source material listed below.</i>		note		
1.17					
1.18	<b>CONSULTANTS</b>				
1.19	<b><u>Architect:</u></b>				
1.20	<i>FJMT Architects</i>		note		
1.21					
1.22	<b><u>Quantity Surveyor:</u></b>				
1.23	<i>MBMpl Pty Ltd</i>		note		
1.24	<i>Level 7, 68 Pitt Street, Sydney 2000</i>		note		
1.25					
1.26	<b>DOCUMENTS USED</b>				
1.27	<u>Architectural drawings received on 2019-11-20</u>				
1.28	Coversheet				
1.29	191120_338 Pitt St - DRAFT Concept Plan Development Summary				
1.30	2000 [02 - WIP] Basement 4 -Residential Parking				
1.31	2001 [02 - WIP] Basement 3 - Residential Parking+Plant				
1.32	2002 [02 - WIP] Basement 2 - Hotel Parking+Residential Parking+Plant				
1.33	2003 [02 - WIP] Basement 1 - Loading Dock+Telstra Parking+Hotel BOH+Plant				
1.34	2004 [02 - WIP] Mezzanine - Residential Storage & Bike park				
1.35	2005 [02 - WIP] Lower Ground Plan-Hotel Drop off+Retail Parking+Plant				
1.36	2006 [02 - WIP] Ground Floor - Hotel Lobby+Residential Lobby+Retail				
1.37	2007 [02 - WIP] Level 1 - Retail				

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1.38	2008 [02 - WIP] Level 2 - Hotel Function and BOH+Retail+Plant				
1.39	2009 [02 - WIP] Level 3 - Hotel Function and BOH+Retail+Plant (Double height)				
1.40	2010 [02 - WIP] Level 4 - Hotel+Retail rooftop bar+Residential Amenity and Rooftop garden+Plant				
1.41	2011 [02 - WIP] Level 5 - Hotel+Residential Amenity (Double height)				
1.42	2012 [02 - WIP] Level 06-07 - Hotel+Residential				
1.43	2013 [02 - WIP] Level 08 - Hotel+Hotel Rooftop Spa + Residential				
1.44	2014 [02 - WIP] Level 09-17 - Hotel+Typical Residential low rise 1 in North Tower				
1.45	2015 [01 - WIP] Level 18 Residential				
1.46	2016 [02 - WIP] Level 19-30 Typical Residential low rise 1				
1.47	2017 [02 - WIP] Level 31 - Plant				
1.48	2018 [02 - WIP] Level 32 - Sky Bridge - F&B				
1.49	2019 [02 - WIP] Level 33 - Sky Bridge - Residential				
1.50	2020 [02 - WIP] Level 34 - Sky Bridge - Hotel Amenity+Residential Amenity				
1.51	2021 [02 - WIP] Level 35 - Sky Bridge - Residential				
1.52	2022 [02 - WIP] Level 36 - Sky Bridge - Residential Amenity+Roof				
1.53	2023 [02 - WIP] Level 37 - Residential				
1.54	2024 [02 - WIP] Level 38 - Riser transfer				
1.55	2025 [02 - WIP] Level 39-55 Typical Low Rise 2				
1.56	2026 [02 - WIP] Residential set back 56				
1.57	2027 [02 - WIP] Level 57 - Plant				
1.58	2028 [02 - WIP] Level 58-71 Typical High Rise				
1.59	2029 [02 - WIP] Level 72-75 Typical Penthouse Levels				
1.60	2030 [02 - WIP] Level 76 - Penthouse				
1.61	2031 [02 - WIP] Level 77 - Duplex Penthouse				
1.62	2032 [02 - WIP] Level 78 - Duplex Penthouse				
1.63	2033 [02 - WIP] Level 79 and 80 - Plant				
1.64	2034 [02 - WIP] Roof				
1.65	3000 [02 - WIP] East Elevation - Castlereagh Street				
1.66	3001 [02 - WIP] South Elevation - Liverpool Street				
1.67	3002 [02 - WIP] West Elevation - Pitt Street				
1.68	3003 [02 - WIP] North Elevation				
1.69	4000 [02 - WIP] Section- North Tower				
1.70					
1.71	<b>EXCLUSIONS</b>				
1.72	Legal costs		item		EXCL
1.73	Financial holding and interest cost		item		EXCL
1.74	Works beyond the site boundary		item		EXCL
1.75	Contingencies		item		EXCL
1.76	Escalation beyond December 2019		item		EXCL

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Code	Description	Quantity	Unit	Rate	Amount
1.77	GST 10%		item		EXCL
1.78	Other exclusions as noted in the cost plan		item		EXCL
1.79	<b>Assumptions</b>				
1.80	Assumptions as noted in the cost plan		note		

**0**

<b>2</b>	<b>Demolition</b>				
2.1	1 x Storey brick offices at 233 Castlereagh	831	m2	200.00	166,200
2.2	4 x Basements at 233 Castlereagh	8,192	m2	200.00	1,638,400
2.3	24 x Storey building at 233 Castlereagh	24,768	m2	250.00	6,192,000
2.4	6 x Storey building at 332-336 Pitt	2,892	m2	250.00	723,000
2.5	7 x Storey building at 241 Castlereagh	3,451	m2	250.00	862,750
2.6	7 x Storey building at 243-245 Castlereagh	3,143	m2	250.00	785,750
2.7	4 x Storey building at 249 Castlereagh	936	m2	200.00	187,200
2.8	2 x Storey building at 126 Liverpool	192	m2	200.00	38,400
2.9	20 x Storey building at 338-348 Pitt	27,600	m2	250.00	6,900,000
2.10	2 x Basements at 338-348 Pitt	3,304	m2	200.00	660,800

**18,154,500**

<b>3</b>	<b>Basement</b>				
3.1	<u>Hotel</u>				
3.2	Hotel carpark- Basement 2 (38 out of 135 bays)	1,537	m2 GBA	1,100.00	1,690,700
3.3	Hotel BOH- Basement 1	1,100	m2 GBA	2,000.00	2,200,000
3.4	Hotel loading -Basement 1	1,215	m2 GBA	1,100.00	1,336,500
3.5	Residential / Hotel Plant - Basement 1	940	m2 GBA	2,000.00	1,880,000
3.6	Hotel lobby-Basement 1	140	m2 GBA	3,500.00	490,000
3.7	Hotel lobby-Basement M	103	m2 GBA	3,500.00	360,500
3.8	Hotel carpark- Basement M	451	m2 GBA	1,100.00	496,100
3.9	Hotel BOH/ EOT- Basement M	1,808	m2 GBA	2,000.00	3,616,000
3.10	<u>Basement Carpark</u>				
3.11	Residential Carpark - Basement 4 & 3	10,919	m2 GBA	1,100.00	12,010,900
3.12	Residential Carpark - Basement 2 (97 out of 135 bays)	3,923	m2 GBA	1,100.00	4,315,300
3.13	Telstra Carpark - Basement 1	1,044	m2 GBA	1,100.00	1,148,400
3.14	Residential lobby - Basement 1	237	m2 GBA	3,500.00	829,500
3.15	Residential / Retail BOH - Basement 1	1,047	m2 GBA	2,000.00	2,094,000
3.16	Residential lobby - Basement M	201	m2 GBA	3,500.00	703,500
3.17	Residential / Retail BOH - Basement M	1,712	m2 GBA	2,000.00	3,424,000
3.18	<u>Lower Ground</u>				
3.19	Carpark & plant - Lower Ground	4,270	m2 GBA	1,100.00	4,697,000
3.20	Residential Ramp - Lower Ground to Ground	414	m2 GBA	650.00	269,100

**41,561,500**

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Code	Description	Quantity	Unit	Rate	Amount
<b>4</b>	<b>Hotel (Ground To Level 17)</b>				
4.1	<u>Hotel</u>				
4.2	Hotel lobby-Lower Ground	350	m2 GBA	5,600.00	1,960,000
4.3	Hotel Porte Cohere -Lower Ground	778	m2 GBA	4,500.00	3,501,000
4.4	Hotel BOH Toilet - Lower Ground	52	m2 GBA	4,000.00	208,000
4.5	Hotel BOH Lower Ground	169	m2 GBA	2,000.00	338,000
4.6	Hotel Lobby / Lounge / Cafe-Ground	425	m2 GBA	5,600.00	2,380,000
4.7	Hotel Sky bridge & ballroom access lobby -Ground	116	m2 GBA	5,600.00	649,600
4.8	Hotel-BOH-Ground	312	m2 GBA	2,000.00	624,000
4.9	Prefunction / Function room ( double height) -Level 2	763	m2 GBA	5,000.00	3,815,000
4.10	Ballroom (double height)-Level 2	566	m2 GBA	6,400.00	3,622,400
4.11	Hotel Dinning/ Bar (double height)-Level 2	367	m2 GBA	6,400.00	2,348,800
4.12	Ballroom Kitchen-Level 2	206	m2 GBA	4,800.00	988,800
4.13	All Day Dinning Kitchen-Level 2	135	m2 GBA	4,800.00	648,000
4.14	Hotel -Core/ Stair / Riser -Level 2	373	m2 GBA	1,500.00	559,500
4.15	Hotel Toilet -Level 2	84	m2 GBA	4,500.00	378,000
4.16	Hotel Plant -Level 2	436	m2 GBA	1,900.00	828,400
4.17	Hotel Plant (double height) -Level 2	586	m2 GBA	2,200.00	1,289,200
4.18	Hotel -BOH/ Admin-Level 3	466	m2 GBA	2,600.00	1,211,600
4.19	Hotel plant -Level 3	511	m2 GBA	1,900.00	970,900
4.20	Hotel -Core/ Stair / Riser -Level 3	381	m2 GBA	1,500.00	571,500
4.21	Hotel room-Level 4	1,729	m2 GBA	3,924.00	6,784,596
4.22	Hotel room-Level 5	1,695	m2 GBA	3,924.00	6,651,180
4.23	Hotel room-Level 6 ,7	3,421	m2 GBA	3,924.00	13,424,004
4.24	Hotel room -Level 8	547	m2 GBA	3,924.00	2,146,428
4.25	Hotel Rooftop Spa-Level 8	140	m2 GBA	5,000.00	700,000
4.26	Hotel Rooftop lounge / reception	51	m2 GBA	6,000.00	306,000
4.27	Hotel Rooftop Garden -Level 8	868	m2 GBA	1,500.00	1,302,000
4.28	Hotel plant-Level 8	117	m2 GBA	1,900.00	222,300
4.29	Hotel room-Level 9-17	6,113	m2 GBA	3,891.00	23,785,683
4.30	Lifts for Hotel	1	item	6,048,400.00	6,048,400
4.31	FF&E - Allowance to hotel guest rooms	157	no	25,000.00	3,925,000
4.32	FF&E- Allowance to hotel public areas	3,062	m2	500.00	1,531,000
					<b>93,719,291</b>
<b>5</b>	<b>Sky Bridge (Level 32 to 36) -Hotel</b>				
5.1	<b>Structural steel for Sky Bridge</b>				
5.2	Coupling Tress Structural Steel at Level 32,34 & 36 (Quantity based on engineer's estimate)	830	ton	8,500.00	7,055,000
5.3	Allow 15% for connections	125	ton	8,500.00	1,058,250

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Code	Description	Quantity	Unit	Rate	Amount
5.4	Allow for fire protection if required	955	ton	1,000.00	954,500
5.5	Secondary steel for the two-storey facade at Skybridge level	66	ton	9,500.00	627,000
5.6	<b>Sky Bridge from Level 32 to Level 36</b>				
5.7	Plant-Level 31- swimming pool filtration	319	m2 GBA	1,900.00	606,100
5.8	Hotel Restaurant / Bar including kitchen and toilet - Level 32 (Sky bridge)	2,137	m2 GBA	5,600.00	11,967,200
5.9	Hotel Pool / Bar / GYM/ Amenity-Level 34	1,408	m2 GBA	5,600.00	7,884,800
5.10	Extra for swimming pool structure-hotel	253	m2	2,000.00	506,000
5.11	Level 36- Roof to Skybridge (Communal Garden)	981	m2	1,500.00	1,471,500
					<b>32,130,350</b>
<b>6</b>	<b>Residential (Ground to Level 80)</b>				
6.1	<u>Residential</u>				
6.2	Residential Lobby - Ground Floor	307	m2 GBA	4,000.00	1,228,000
6.3	Residential amenity (double height)-Level 4	642	m2 GBA	4,500.00	2,889,000
6.4	Residential communal garden / plant area-Level 4	1,428	m2 GBA	1,000.00	1,428,000
6.5	Residential Core / Stair / Risers - Level 5	208	m2 GBA	1,500.00	312,000
6.6	Residential - Level 6,7,8	2,036	m2 GBA	3,425.00	6,973,300
6.7	Residential - Level 9-17 ( Residential to North Tower Only)	6,111	m2 GBA	3,425.00	20,930,175
6.8	Residential - Level 18-30 (Residential to North and South Towers)	17,650	m2 GBA	3,425.00	60,451,250
6.9	Residential Plant-Level 31	1,358	m2 GBA	1,900.00	2,580,200
6.10	Residential - Level 33	938	m2 GBA	3,425.00	3,212,650
6.11	Residential - Level 35	928	m2 GBA	3,425.00	3,178,400
6.12	Residential - Level 36-56 (Low Rise)	28,238	m2 GBA	3,425.00	96,715,150
6.13	Residential Plant - Level 57 (Plantroom)	1,389	m2 GBA	1,900.00	2,639,100
6.14	Residential - Level 58-71 (High Rise)	18,811	m2 GBA	3,463.00	65,142,493
6.15	Residential - Level 72-76(Penthouses)	6,719	m2 GBA	4,124.00	27,709,156
6.16	Residential - Level 77,78( Duplex Penthouses)	2,689	m2 GBA	4,124.00	11,089,436
6.17	Residential Plant - Level 79,80 (Plantroom)	2,689	m2 GBA	1,900.00	5,109,100
6.18	Lifts for Residential	1	Item	11,281,600.00	11,281,600
					<b>322,869,010</b>
<b>7</b>	<b>Sky Bridge (Level 34- Residential swimming pool)</b>				
7.1	Residential Pool / GYM/ Amenity-Level 34	887	m2 GBA	5,600.00	4,967,200
7.2	Extra for swimming pool structure-residential	147	m2	2,000.00	294,000
					<b>5,261,200</b>
<b>8</b>	<b>Retail</b>				
8.1	<u>Retail</u>				
8.2	Retail - Lower ground	276	m2 GBA	2,000.00	552,000
8.3	Retail - Ground Floor Podium and Landscaping	2,829	m2 GBA	1,500.00	4,243,500
8.4	Retail - Ground Floor	1,755	m2 GBA	2,300.00	4,036,500



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8.5	Retail -Level 1 Corridor	1,338	m2 GBA	1,500.00	2,007,000
8.6	Retail - Level 1	2,384	m2 GBA	2,300.00	5,483,200
8.7	Retail Core / Plant / Corridor-Level 1	562	m2 GBA	1,500.00	843,000
8.8	Retail - Level 2 (Double Height)	498	m2 GBA	2,500.00	1,245,000
8.9	Retail bar -Level 4	115	m2 GBA	5,000.00	575,000
8.10	Retail Garden	429	m2 GBA	1,500.00	643,500
8.11	Lifts / escalator for retail	1	item	755,000.00	755,000
					<b>20,383,700</b>

<b>9</b>	<b>Services Infrastructure</b>				
9.1	Provision for services infrastructure	1	Item	5,000,000.00	5,000,000
					<b>5,000,000</b>

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The preparation of this report has relied on information provided by the Addressee and by third parties. MBM has not verified this information and we assume no responsibility and make no representations with respect to adequacy, accuracy or completeness of such information.

This report is based on estimates, assumptions and other information developed by MBM from our independent research, intelligence, general knowledge of the industry and consultations with the addressee, addressee employee and representatives.

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# OUR LOCATIONS

MBM has offices in Sydney, Melbourne, Brisbane, Perth, Canberra, Adelaide and the Gold Coast.

We operate as a single entity and are able to utilise specialised skills from any office to deliver a successful outcome for your project or development.

## **Sydney**

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## **Melbourne**

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## **Brisbane**

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## **Parramatta**

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## **Canberra**

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## **Perth**

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## **Gold Coast**

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